

Trumbull High School Building Committee
MINUTES
June 2, 2010

Call to Order: The Chair, Mr. Nugent called the meeting to order at 7:08 p.m.

Present: Mr. Doyle, Ms. Flynn, Mr. Lemay, Mr. Meisner, Mr. Nugent, Mr. Preusch, Mr. Ronnow, and Ms. Timpanelli (arrived at 7:24 p.m.).

Absent: Ms. Bivona, Mr. Chmielewski, Mr. Jenkins, and Mr. McCabe.

Also Present: A. Barbarotta of AFB, J. Barbarotta of AFB, Stephen Burgess of JCJ, Brian Holmes and Randy Swinford of O&G, and Tom Walsh of AP Construction, Greg Smolley of JCJ and a representative of DTC.

Approval of Minutes:

May 12, 2010 meeting minutes:

Moved by Ms. Flynn, seconded by Mr. Ronnow to accept the May 12, 2010 meeting minutes as submitted.

VOTE: Motion carried unanimously.

May 26, 2010 meeting minutes:

Moved by Mr. Preusch, seconded by Mr. Doyle to amend page 1, second paragraph of the May 26, 2010 meeting minutes to read as, "Mr. Barbarotta explained that the Trumbull High School's project budget had been \$73 million; it had been previously reduced to \$68 million by the elimination of the pool/natatorium. **The CD cost estimate bids came in under budget, bringing the project to \$63 million.** All alternate bids presented at this meeting are separate and will add to the cost of the project above the \$63 million. Mr. Barbarotta has been in communication with the Chairman of the Town Council. The alternate bids did come in higher than estimated; this is due to one bid that came in substantially higher than the rest".

VOTE: Motion carried unanimously to amend the May 26, 2010 meeting minutes.

Moved by Mr. Ronnow, seconded by Mr. Meisner to accept the May 26, 2010 meeting minutes as amended.

VOTE: Motion carried unanimously.

Ms. Timpanelli arrived at 7:24 p.m.

Approval of Invoices:

Ms. Flynn moved, seconded by Mr. Doyle to approve JCJ Invoice #20 dated May 1, 2010 through May 31, 2010 in the amount of \$86,855.32.

It was noted that that this invoice represented contract administration and there is only 11% left to bill for.

VOTE: Motion carried unanimously.

Mr. Ronnow moved, seconded by Ms. Timpanelli to approve AFB Construction Management of Trumbull, Inc Application #23 dated May 31, 2010 in the amount of \$13,100 representing services rendered for the month of May 2010.

The standard AFB monthly application.

VOTE: Motion carried unanimously.

Mr. Ronnow moved, seconded by Mr. Lemay to approve five (5) AMC Environmental, LLC invoices totally \$15,619.25. (Inv. # A051015 dated 05-03-10 \$1,594.50; Inv # IAQ051013 dated 05-03-10 \$2,205.00; Inv. # A051003 dated 05-03-10 \$1,500; Inv. # A051002 dated May 3, 2010 \$8,153.75; and Inv. #A051014 dated May 3, 2010 \$2,066) representing asbestos and lead abatement.

VOTE: Motion carried unanimously.

The Merritt bills were given to O&G for verification, these invoices will be presented to the building committee at a later date after they are verified.

Owner's Representative Update:

Mr. A. Barbarotta reported that the town council had approved unanimously all the alternates as recommended by the building committee at the special meeting of the town council on May 27, 2010

DTC, the HVAC system designer/consultant looked at items which could reduce the scope of the system, the information was presented to the 4 bidders. At 3:00 today, June 2, 2010 at the Town Hall, the bidders' responses were opened. The low bidder issued a credit of \$100,000, 2 other bidders reduced their bid by \$58,000 and the 4th bidder reduced theirs by \$1,200,000.

The representative from DTC explained to the building committee that the ductwork on the roof was originally spec'ed as metal with insulation and then encased in metal again to protect the equipment. This could be replaced with pvc. The DTC rep stated that they had looked at all insulation and lining,, all of the exterior ductwork was to code with R8 insulation, the inlets and outlets were sound insulated 20' out.

The interior ductwork was lined /insulated throughout the building, DTC looked at all exposed areas, sound valves and each individual space for an opportunity to reduce the scope. The acoustical engineers concluded that the classroom, auditorium, cafeteria and library areas are important areas to line/insulate. Those areas were not reduced.

Mr. Smolley stated that the common areas, hallways, gymnasiums and shop areas could have the lining removed at the units. The gymnasium and shop areas have no ceiling; the ductwork is exposed The classrooms' ductwork is all hidden in the ceilings, and is not exposed.

In response to a question from Mr. Doyle, the DtC representative stated that the ductwork laterals are above the dropped ceiling, air turbulence is through the box. The internal insulation has been reduced from 2" of 1 1/2lb. to somewhat less insulation. The insulation would be protected on the roof either way, there would be no change in protection.

Mr. Smolley stated that the potential for savings on the HVAC package if it were rebid is approximately \$400,000 to \$500,000 for the interior and an additional \$500,000 for the exterior. There would be two caveats to the savings;:

1. the rooftop work would be insulated to protect it but it would not be doubly encapsulated.
2. If the gymnasium were allowed to get hot, the a/c would have to be brought to a temperature slowly, over approximately a 3-4 hour period to avoid condensation forming on the ductwork.

If the gymnasium were operational year round the a/c caveat would not be an issue.

Mr. Smolley stated that if the HVAC were to be rebid the bids would be much closer to one another and more competitive, this will be better for the project, rebidding serves notice to all bidders.

Mr. Doyle commended DTC for their recommendations and review of the system without affecting the quality of the system.

Ms. Flynn stated she would like to make sure that there would not be an opportunity for the condensation to form. Mr. Smolley stated that building maintenance would have to be well versed in the fact that the a/c has to be brought to temperature over a 3-4 hour period, the moisture can be monitored. All energy management will be controlled in-house.

The professionals discussed when it would be possible to get the bid package out. They would coordinate their efforts so the package could be published on Sunday the 6th of June, if it is known that the bid package would be received on Monday, June 7, 2010. The bids would be received on Tuesday of the following week. In response to a question from the Chair, Mr. Holmes stated that if rebidding the package impacted the schedule, it would not change the end date, it would only create a smaller hoop for the professionals to jump through. Mr. Ronnow stated it would be possible to keep to the schedule.

Mr. Swinford and Mr. A. Barbarotta stated that if the schedule were impacted by the rebid, it would cause the students to start school in their classrooms and move to the swing space a little later.

The building committee discussed the need for meeting the week of the June 14th, 2010

Mr. Doyle moved, seconded by Mr. Ronnow to authorize a rebid of the HVAC package portion of Phase 2 of the Trumbull High School renovation.

Mr. Doyle withdrew his motion.

Mr. Ronnow moved, seconded by Mr. Meisner to reject the HVAC bid package 2.15 of May 18, 2010.

VOTE: Motion carried unanimously.

Mr. Doyle moved, seconded by Mr. Ronnow to direct the design team to re-spec the HVAC package in order to take advantage of cost savings and rebid the HVAC package of the Trumbull High School Renovation.

VOTE: Motion carried unanimously.

Mr. A. Barbarotta stated that the McDougall Concession stand needs to be brought to code, this discussion had been postponed awaiting the bids. The only legal way it would stand as it is now would be to remove all the cooking equipment from it (cooking is its primary purpose) and to consider it storage space. The concession stand needs to be made wheelchair accessible and to meet code. Ms Timpanelli stated that the seniors use the stand to raise money. In response to a question from Mr. Meisner, Mr. Barbarotta stated that the team rooms are back in the school, bathrooms are portables and if accesiblity is needed an accesible portable bathroom will be brought in. Mr. Meisner spoke in favor of permanent bathrooms. Ms. Timpanelli spoke in favor of bringng the concession stand up to code only.

The Chair stated that it had been a collective decision of the building committee at the time the pool was removed form the project.not to spend funds on row bathrooms

Mr. Ronnow suggested tabling this item of discussion until a later date. The buidling committee agreed.

The Trumbull High School Building Committee agreed by unanimous consent that the next scheduled meeting would be on **TUESDAY**, June 15, 2010 at 7:00. (location to be determined)

There being no further business to discuss the Trumbull High School Building Committee adjourned by unanimous consent at 8:17 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk